

1ST READING 7-13-04
2ND READING 7-20-04
3RD READING 7-20-04
INDEX NO —

2004-105
S.E.W. Construction, L.L.C.

ORDINANCE NO. 11583

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 7229, 7231 AND 7233 NOAH REID ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Tracts of land located at 7229, 7231, and 7233 Noah Reid Road. Lot 1, Final Plat of McKelvey Gardens Subdivision, Plat Book 41, Page 352, ROHC, Deed Book 3265, Page 829(part), ROHC, and two unplatted tracts of land located at 7229 and 7233 Noah Reid Road being the properties described in Deed Book 3265, Page 829(part), and Deed Book 5287, Page 834, ROHC. Tax Map 138F-A-034, 035 and 035.01.

from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the following conditions:

1. Donation of five (5) additional feet from the existing right-of-way along the west side of Noah Reid Road the full length of property for ingress and to pay the City for curb/gutter and road base for work to be done;
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2. Relocate subdivision entrance south to improve sight distance for traffic exiting the subdivision onto Noah Reid Road;
3. A 25' undisturbed buffer along the north property line;
4. The street yard along Noah Reid Road to incorporate the existing large trees with new planting of trees or shrubs as required to meet the intent of Type "C" of the landscape ordinance;
5. No back-out parking onto Noah Reid Road;
6. Only one entrance to Noah Reid Road; and
7. All existing easements are retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

_____ July 20 _____, 2004.

_____ *W. Jack Benson Sr.* _____
CHAIRPERSON

APPROVED: DISAPPROVED: _____

DATE: *July 27* _____, 2004

_____ *Research* _____
MAYOR

Reviewed By: *J. K.* _____
David Eichenhal

AKS/JP/pm



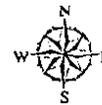
CHATTANOOGA

CASE NO: 2004-0105

PC MEETING DATE: 6/14/2004

FROM: R-1

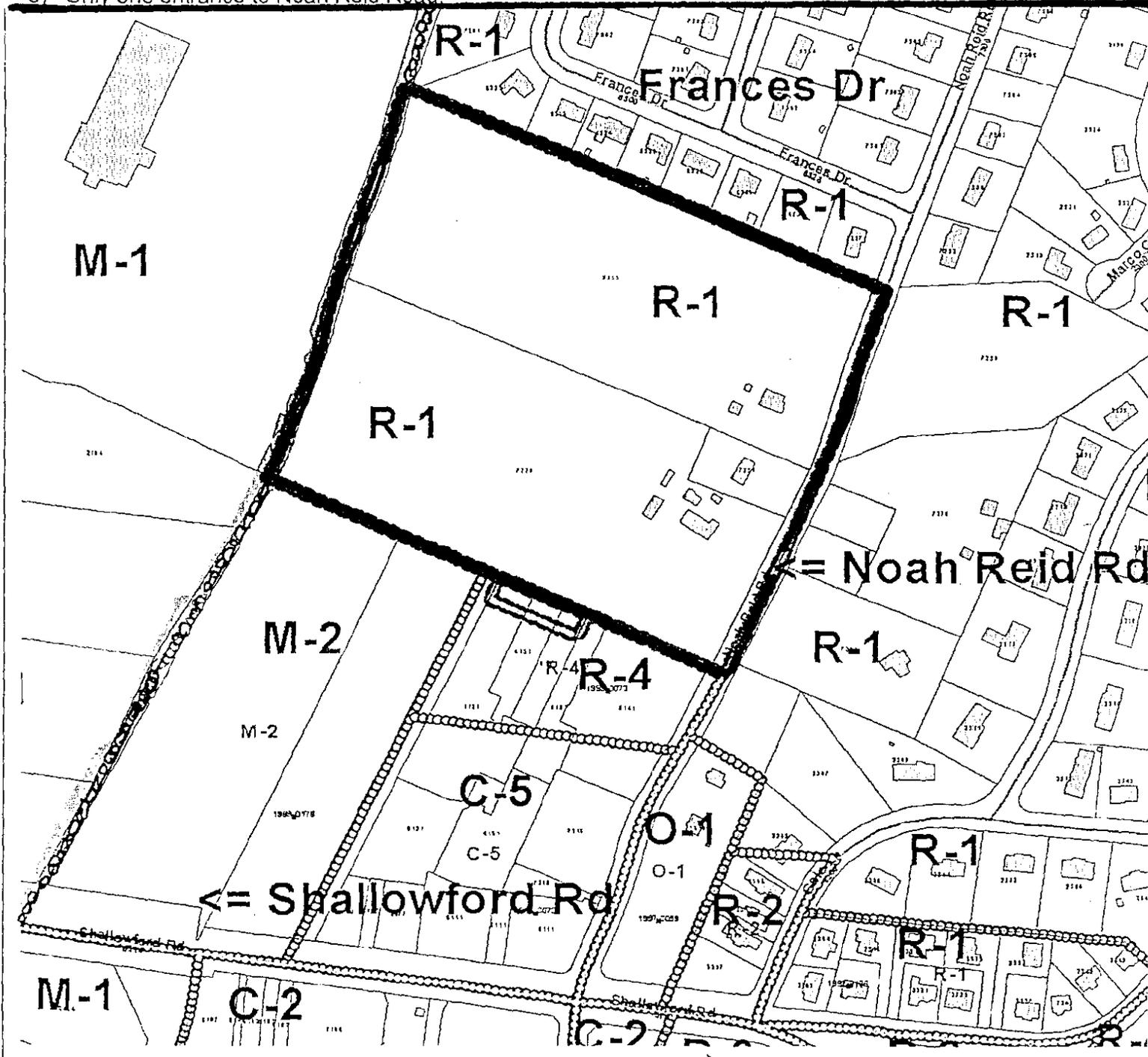
TO: R-T/Z



1 in. = 300.0 feet

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-105: Approve, subject to:

- 1) Additional right-of-way and construction of a third lane along the east property line and Noah Reid Road for the entire length of the property;
- 2) A 25" undisturbed buffer along the north property line;
- 3) Type C landscaping or equivalent along Noah Reid Road;
- 4) No back-out parking to Noah Reid Road; and
- 5) Only one entrance to Noah Reid Road.



1. OFF-STREET PARKING WILL BE PROVIDED FOR ALL UNITS. EACH RESIDENCE WILL INCLUDE A FULLY ENCLOSED ONE-CAR GARAGE. SOME RESIDENCES MAY INCLUDE A TWO-CAR GARAGE. ADDITIONALLY, EACH RESIDENCE WILL BE SERVED BY A PAVED DRIVEWAY CAPABLE OF ACCOMODATING TWO CARS. THIS PROVIDES A MINIMUM OFF-STREET PARKING CAPACITY OF THREE CARS PER RESIDENCE.
2. LOT SIZES WILL RANGE FROM 35 FEET WIDE BY 95 FEET DEEP (0.076 ACRES) TO 40 FEET WIDE BY 100 FEET DEEP (0.092 ACRES).
3. THE TOTAL NUMBER OF UNITS (LOTS) IN THIS DEVELOPMENT WILL NOT EXCEED 112 (5.6 PER ACRE).
4. THE ACREAGE INCLUDED IN THIS DEVELOPMENT IS APPROXIMATELY 19.94 ACRES, SUBJECT TO VERIFICATION BY A BOUNDARY SURVEY.
5. NO OPEN SPACE OR RECREATION AREAS ARE INCLUDED AS PART OF THIS DEVELOPMENT.
6. ALL BUFFERS AND SCREENING ALONG THE EXTERIOR OF THIS DEVELOPMENT WILL MEET ALL APPLICABLE CODES AND REGULATIONS. SCREENING SHALL BE AS FOLLOWS:

ZONING DISTRICT	SCREENING TYPE
M-1	A
M-2	A
R-1	C
R-4	N/A

7. THIS PRELIMINARY SITE SKETCH PLAN REPRESENTS THE GENERAL INTENT OF THIS PROJECT. PRELIMINARY DESIGN IS ONGOING, AND A MORE DETAILED SITE PLAN WILL BE PROVIDED TO STAFF PRIOR TO THEIR MAY 25 REVIEW MEETING.

